



Legislation Text

File #: 22-1022, Version: 1

STRATEGIC PRIORITY: Quality of Life, Arts & Culture
AGENDA DATE: May 11, 2022
COUNCIL DISTRICT(S): 8
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

A public hearing, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Runyon Creek Greenbelt, totaling approximately 9,166 square feet of land, located at 1900 East Camp Wisdom Road, by Dallas Water Utilities for the construction of a 21-inch wastewater line to connect to existing wastewater lines; and, at the close of the public hearing, consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code- Financing: No cost consideration to the City

BACKGROUND

The City of Dallas owns municipal parkland known as Runyon Creek Greenbelt (59 acres) located at 1900 East Camp Wisdom Road on the south side of Dallas. Runyon Creek Greenbelt is a wooded park with the Singing Hills Recreation Center and Runyon Creek Greenbelt Trail as its main features. The trail connects to the City-wide Five Mile Creek Trail to the north and the Singing Hills Recreation Center and the University of North Texas at Dallas/University of North Texas (UNT)/Dallas Area Rapid Transit (DART) station to the south.

Dallas Water Utilities (DWU) currently has 27-inch and 21-inch wastewater lines on the north and south side of the DART Blue Line. To increase area capacity DWU needs to connect these two separate wastewater lines. This wastewater connection requires DWU to acquire a wastewater utility easement in the parkland, the easement totaling approximately 9,166 square feet (0.21 acres) of land (Exhibit A).

This project will not impact the existing trail within the park or any park amenities. The proposed wastewater line work will take place south of the existing DWU easement within the park and will have minimal impact to the remainder of the park, the easement being small in size and configuration and at the furthest southern limits of the parkland.

DWU agrees as condition of the conveyance of easement to:

1. Permit future construction of any park amenities and other improvements within the easement.

2. That future construction, maintenance, and operations of DWU utilities within the parkland will be coordinated with the Park and Recreation Department operations to minimize disruption of use and operation of the park.
3. DWU shall request approval from the Director of the Park and Recreation Department should DWU's operations, maintenance, or construction require DWU to disrupt, demolish, or modify any improvements, vegetation, or terrain within the easement or parkland, except for in a situation which affects the public's immediate health, safety, or welfare, in which case DWU shall notify the Director of the Park and Recreation Department as soon as possible of such activities. In any case, repair or replacement of park improvements or vegetation damaged or damage to terrain as the result of DWU activities, shall be at the discretion of the Director of the Park and Recreation department, and shall be at DWU's sole cost with no cost to the Park and Recreation Department.
4. Any existing DWU utilities which DWU abandons shall revert to parkland upon abandonment and existing DWU reservations and easements of such areas shall be abandoned.

In consideration for this conveyance by easement, DWU has agreed to provide a public access easement for to the Parkdale Lake land donation parcel as good and valuable consideration (Exhibit B). This access easement is approximately 44,232 square feet (0.97 acres) located at 5100 Scyene Road (State Highway 352). The Parkdale Lake parcel is accessible from the Trinity Forest Spine Trail, currently under design, and there is not a present need for access to Scyene Road. Nevertheless, should the City need future access from Parkdale Lake to Scyene Road this access easement provides for such a connection to the public right-of-way.

In accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004) the City Council must advertise and hold a public hearing on the change of use of parkland.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 10, 2022 the Park and Recreation Board authorized a public hearing to be held on April 13, 2022.

On April 13, 2022, City Council authorized a public hearing on May 11, 2022, by Resolution 22-0580.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached